



# Recolour Grey

## Policy Consideration Workshop Handout



Grey County  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON N4K 3E3  
1-800-567-4739  
[www.grey.ca](http://www.grey.ca)



# Policy Considerations: Recolour Grey

Please note that the policy considerations in this document are contained in the five discussion papers which can be found on the County website at: [www.grey.ca/recolourgrey](http://www.grey.ca/recolourgrey) The discussion papers provide further information and context for the policy considerations that have been summarized in this document. If you do not have access to the internet and would like a copy of the discussion papers please contact us at (519) 372-0219 x1232.

## Contents

<b>Recolour Grey</b> .....	1
Policy Consideration Workshop .....	1
Policy Considerations: Recolour Grey.....	2
Move Grey .....	4
1. TRANSPORTATION VIA AIR, BOAT, CAR, TRUCK, OR PUBLIC TRANSIT .....	5
2. ACTIVE TRANSPORTATION INCLUDING BY FOOT, BICYCLE, SKIS, SNOWSHOE, ETC. ....	6
Improve accessibility to necessary amenities (e.g. bicycle racks and storage in safe well-lit areas) .....	6
3. SERVICING INCLUDING WATER, SEWERS, LANDFILLS, AND UTILITIES .....	7
Servicing.....	7
Landfills .....	7
4. INFORMATION AND TECHNOLOGY NEEDS INCLUDING THE COUNTY’S BROADBAND NETWORK.....	8
Cultivate Grey .....	9
1. PROTECTION OF FARMLAND .....	10
2. FOOD PRODUCTION AND LOCAL FOOD .....	11
3. GROWING THE RURAL ECONOMY .....	12
4. RESOURCE DEVELOPMENT .....	13
Develop Grey .....	14
1. ECONOMIC DEVELOPMENT.....	15
2. EMPLOYMENT .....	16
3. DOWNTOWNS .....	17
4. GROWTH.....	18
Live Grey .....	19
1. HEALTHY COMMUNITIES .....	20
2. COMMUNITY INCLUSION .....	21
3. HOUSING .....	22

CULTURE..... 23

Natural Grey ..... 24

1. TOURISM AND RECREATION ..... 25

2. PROTECTION OF ENVIRONMENTAL FEATURES AND SYSTEMS ..... 26

3. CLIMATE CHANGE..... 27

4. PARKS ..... 28

5. NIAGARA ESCARPEMENT PLAN ..... 29

# Move Grey



# 1. TRANSPORTATION VIA AIR, BOAT, CAR, TRUCK, OR PUBLIC TRANSIT

## Transit Policy Considerations

- a) Encourage growth and development along existing or future transit corridors
- b) Include transit-friendly policies that support existing and future transit options
- c) Policies that support different transportation options and how these can be connected as an overall transportation system
- d) Policies that support land use patterns, densities, and a mix of uses that reduce the length and number of vehicle trips
- e) Consider an 8 to 80 lens when developing policies (policies that support all age groups)

## Road Policy Considerations

- f) Promote complete streets for all age groups and modes of travel
- g) Provide opportunities for road safety concerns for Mennonite vehicles and larger farm equipment
- h) Identify the functional classification of roads and develop policies based on the function of the road
- i) Consider traffic calming measures for new developments
- j) Policy options for assessing the combined impacts of truck traffic from industrial operations such as pits and quarries

## Harbours, Airports and Rail Corridors Policy Considerations

- k) Support and protect our harbours, airports and former rail corridors
- l) Encourage land uses that are compatible and will compliment these assets
- m) How can these assets fit into the overall transportation system
- n) Look for options to encourage freight-intensive land uses near our harbours and airports

## 2. ACTIVE TRANSPORTATION INCLUDING BY FOOT, BICYCLE, SKIS, SNOWSHOE, ETC.

- a) Support and encourage active transportation considerations in new developments
- b) Ensure communities are designed to be walkable and bike friendly by including sidewalks, trails, connections to trails, bike lanes/paved shoulders
- c) Shift towards a different transportation hierarchy – pedestrians first, cyclists second, transit third, and then cars and vehicles
- d) Promote complete streets for all age groups and travel modes
- e) Enhancing trail links between community facilities, major parks and open spaces
- f) Improve pedestrian safety by considering sidewalks in all development areas including residential, commercial and industrial.
- g) Promote enhanced pedestrian design features (e.g. street furniture, pedestrian islands to ease street crossings, benches, streetscape features separating pedestrians from traffic such as curbs and street trees.
- h) Provide opportunities for and promote intensification of residential and employment areas
- i) Develop walkability guidelines and incorporate walkability audits into transportation and traffic studies
- j) Increase connectivity and options for alternative transportation including public/mass transit, carpooling, walking, cycling both within and between municipalities/counties
- k) Improve accessibility to necessary amenities (e.g. bicycle racks and storage in safe well-lit areas)

### 3. SERVICING INCLUDING WATER, SEWERS, LANDFILLS, AND UTILITIES

#### Servicing

- a) Include policies that support new development using municipal water and sewer systems.
- b) Include policies for considering when new development can be considered to be serviced by private wells and septic systems.
- c) Include policies for managing stormwater, including climate change considerations.
- d) Protect municipal drinking water sources by implementing policies and mapping identified in the Sourcewater Protection Plans.

#### Landfills

- e) Implement the findings of the Closed Landfill Study and any detail landfill reviews completed by municipalities.
- f) Ensure any new development proposed near active or closed landfill sites is compatible.

## 4. INFORMATION AND TECHNOLOGY NEEDS INCLUDING THE COUNTY'S BROADBAND NETWORK

- a) Include policies that require new development to install either conduit or fibre and connect to existing and future broadband networks such the future SWIFT network.
- b) Charging stations for electric cars are needed.
- c) Research policy considerations related to autonomous/driverless cars.
- d) Explore policy considerations regarding the shared-economy (e.g. Uber, Car Sharing, etc.).



# Cultivate Grey



## 1.0 PROTECTION OF FARMLAND

- a) Map Agricultural, Special Agriculture, and Rural lands.
- b) Provide policies for new farm lot creation in the Agricultural, Special Agriculture, and Rural designations to minimize future land use conflict, and maximize resource production.
- c) Clarify policies related to surplus farm dwelling severances.
- d) Provide criteria for farm lot creation which considers smaller lot sizes for local food and niche farming production on a case-by-case basis.
- e) Support agricultural practices that protect soil and water.
- f) Clarify policies in the Plan relating to the new MDS.
- g) Consider restrictions on new residential lot creation in the Rural designation.
- h) Balance the need for rural growth, with the desire to maintain healthy settlement areas.

## 2. FOOD PRODUCTION AND LOCAL FOOD

- a) Ensure planning policies consider the entire food system, including supportive uses and infrastructure.
- b) Support agri-tourism as an educational linkage between farming and urban residents.
- c) Provide supportive policies for gleaning or second harvest programs.
- d) Consider permissions for local food uses in proximity to settlement areas.
- e) Consider urban-agriculture and food production policies where appropriate.
- f) Consider policies which address buffering between farm and non-farm uses.
- g) Remain open to new technologies in farming and on-farm business.

### 3. GROWING THE RURAL ECONOMY

- a) Provide policies for permitted uses within the countryside, which are consistent with the PPS and the Province's Permitted Uses in Prime Agricultural Areas Guideline.
- b) Ensure on-farm business policies are clear to farmers and non-farm neighbours.
- c) Support on-farm businesses and diversification, especially where it contributes to the overall food system.
- d) Provide criteria for on-farm businesses which considers site plan measures, and potential impacts on neighbours.
- e) Support cross sectoral partnerships and research to increase understanding and adoption of best practices in food production, processing, and distribution.
- f) Consider policies which allow for the severance of agriculture-related uses.
- g) Provide policies that support the development of agricultural community improvement plans.
- h) Support infrastructure development across the country-side which supports farming, the rural economy, and resource uses.

## 4. RESOURCE DEVELOPMENT

- a) Map Mineral Aggregate Extraction operations, as well as resource rich lands where future extraction can occur.
- b) Clarify the lot creation policies within proximity to existing extractive operations and resource rich lands.
- c) Consider further clarification on policies regarding aggregate haul routes.
- d) Provide more education on resource extraction as it relates to potential land use conflict.
- e) Provide policies on comprehensive rehabilitation of extraction operations.
- f) Consider policies on maximum disturbed areas for extraction operations.
- g) Clarify the relationship between County Official Plan policies and the County's Forest Management By-law.
- h) Balance farm, non-farm, and resource uses across the countryside.

# Develop Grey



## 1. ECONOMIC DEVELOPMENT

- a) Ensure planning policies are supportive of economic development.
- b) Continue to have policies that support on-farm businesses and diversified uses.
- c) Remain open to new technologies and new ideas.
- d) Continue supporting infrastructure development and the implementation of broadband throughout the County.
- e) Continue to work with local municipalities and existing and new industries to resolve location issues and servicing issues.
- f) Continue promoting the expansion of opportunities for commercial and industrial uses related to specialty crop production and other farming operations as a major contributing factor to the health and prosperity of the social and economic base of the County.
- g) Promote the natural aspects of the County and encourage the preservation of existing recreational and tourism related activities and land use.
- h) Have supporting policies to promote agri-tourism and policies that promote the importance of the local food system.
- i) Ensure there is sufficient land designated and available to accommodate an appropriate range and mix of employment opportunities.
- j) Promote shovel-ready lands.
- k) Ensure there is adequate servicing for both residential and economic development activities.
- l) Identify any 'roadblocks' in existing policies which are causing lengthy administrative processes for new or expanding businesses.

## 2. EMPLOYMENT

- a) It was recommended in the Growth Management Study that the County should continue to monitor on-farm small scale industrial and commercial uses to ensure that the level and pace of this type of development does not compromise Provincial, County or local municipal objectives for rural and agricultural areas. At the same time, recognition should be given to the role these types of businesses have and may continue to play in the local economy, in particular during times of economic downturn.
- b) The County should promote and assist the establishment of finished or refined products from all of the County's physical natural resources including mineral aggregate, fossil fuels, metalliferous minerals, non-aggregate minerals, agriculture, forests or water to continue to create more jobs and reduce transportation impacts.
- c) Promote the creation of employment opportunities within settlement areas and encourage on-farm job creation.
- d) Continue to identify, coordinate and allocate employment projections for the lower tier municipalities.
- e) Consider the conversion of employment areas (i.e. manufacturing uses) for other uses (i.e. major retail uses) with the completion of a Comprehensive Review.
- f) Review the County's Space Extensive Commercial and Industrial policies as they relate to the Sunset Strip, the business park north of Mount Forest, and the one-off developments across the countryside.
- g) Continue to support the redevelopment of brownfields.
- h) Continue to require adequate buffering between commercial/industrial uses and any residential, open space, recreational and institutional use.



### 3. DOWNTOWNS

- a) Continue to support downtown revitalization projects.
- b) Continue to implement and support policies on Community Improvement Areas, i.e. policies to enhance retail and downtown commercial areas within municipalities.
- c) Continue to support intensification of downtown areas.
- d) Encourage adding housing above commercial uses in and near downtowns.
- e) The County may consider policies to retain traditional downtowns and retain healthy communities.
- f) The County may consider policies to promote urban forests and small scale urban agriculture.
- g) Look into policies that make sure downtown areas are the focus for business, administration and cultural activities and remains a primary gathering place.
- h) Facilitate vehicular and pedestrian movement in the downtown core through improvements to roads, parking areas and pedestrian paths.
- i) Promote the protection of heritage buildings.
- j) Encourage initiatives which attempt to improve the economic viability of the downtown area.

## 4. GROWTH

- a) Revise Tables 1, 2 and 3 of the Official Plan to incorporate the updated Growth Management Study forecasts and local allocations of population, housing and employment growth to 2036 and the extended planning horizon to the same.
- b) At this time, there is no identified need to expand urban boundaries to accommodate the growth outlook for housing or employment at a County or local municipal level. The County should continue to monitor and maintain an updated land budget going forward to ensure an adequate supply over the long term.
- c) Consistent with the Provincial Policy Statement, housing growth should be directed to designated settlement areas, in particular where full urban services are planned or available. It was recommended in the Growth Management Study that the County remove Table 4 from the Official Plan and the specific growth targets for settlement area housing growth and replace with a policy worded at directing growth to settlement areas, recognizing that some minimal growth will continue to occur in the rural area.
- d) In reviewing updates to municipal official plans, specific land supply needs by land use types could be investigated and tracked further.
- e) Continue to consider settlement area boundary expansions via comprehensive reviews.
- f) Incorporate policies to ensure the County grows in an age friendly manner.

# Live Grey



## 1. HEALTHY COMMUNITIES

- a) Include criteria that identify when public health officials should be circulated for comments.
- b) Specify policy direction to create healthy environments for settlement areas and rural areas in municipalities. This will support the Provincial Policy Statement (2014) direction on matters relating to land use planning and development.
- c) Ensure policy supports recent changes to the *Planning Act (2015)* that focus on providing, *“built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant”*.
- d) Provide policy that promotes active streetscapes, active transportation, transit, street connectivity, supply of open space and recreation facilities, accessibility to healthy foods, development of urban agriculture and local food production.
- e) Encourage sustainability of services and land use. We want to consider long-term environmental implications when decision-making occurs.

## 2. COMMUNITY INCLUSION

- a) Ensure policies include accessibility measures to accommodate youth, aging populations and all other members of the public.
- b) Include descriptive measures and procedures for informing and obtaining views of the public on official plan amendments, zoning by-laws, plans of subdivision and consents.
- c) Ensure we explain the effect of public input on any decisions that are made. According to the *Planning Act*, it will be up to the local discretion on how to explain effect of public input on land use decisions. This will increase transparency and consistency in municipal decision-making.
- d) Provide detailed local policies that address changes made to the Provincial Policy Statement (2014) related to Metis and First Nations. Changes made include:
  - i. Policy 1.2.2 Planning authorities are encouraged to coordinate planning matters with Indigenous communities.
  - ii. Policy 4.3 This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Indigenous treaty rights in section 35 of the *Constitution Act, 1982*.
  - iii. Consider further policy direction that would facilitate the duty to consult with Indigenous Peoples of Canada.

### 3. HOUSING

- a) Update affordable housing policies to enable the use of inclusionary zoning at the municipal level once detailed regulations have been released by the Province. Some of the key components of this type of zoning include allocating lands to include affordable housing units and providing for those units to keep them affordable over time.
- b) Map areas in the County that are eligible for inclusionary zones (i.e. the County's settlement areas).
- c) Encourage affordable housing within municipal planning documents by:
  - i. Supporting secondary suite legislation.
  - ii. Supporting the maintenance and improvement of the existing housing stock. This will be encouraged through local maintenance and occupancy standards bylaws.
  - iii. Waiving or reducing fees for development applications, building permits, and planning applications for affordable housing initiatives.
  - iv. Encouraging a diverse range of housing by type, size, tenure, and affordability to meet projected demographic and market requirements of current and future residents of the County.
  - v. Investigating county or municipal lands for future development.
  - vi. Working with developers to promote affordable housing units.
- d) Establish and implement minimum targets for the provision of housing which is affordable to low and moderate income households.
- e) Strengthen our housing intensification targets and further encourage residential densities by accommodating rental units, accessory apartments, secondary suites, semi-detached, duplexes, townhouses and low-rise apartment units.
- f) Encourage mixed housing types such as life lease, cooperative housing, and secondary suites. We also want to ensure an adequate supply of affordable housing and support the maintenance and upkeep of existing housing stock.

## 4. CULTURE

- a) Develop an Archaeological Management Plan to document all known archaeological sites, built heritage resources and traditional land use patterns. This plan will help planners preserve any archaeological potential of land.
- b) Map areas of high archaeological potential in Grey County.
- c) Provide supportive policies to consider the interests of Indigenous communities in conserving cultural heritage and archaeological resources.
- d) Ensure policies preserve the agricultural/rural character of Grey County. Include more direction on how to designate rural heritage areas and/or countryside landscapes as conservation districts and/or defined cultural heritage landscapes.
- e) Broaden the definition of culture in official plan policies to recognize arts and creative spaces. For example, the City of Toronto has proposed several policy initiatives that encourage artistically focused spaces and activities. They include retention and expansion of spaces for cultural purposes in the downtown, allowing for a full range of cultural activities (i.e. live music venues), enhancing entertainment districts and ensuring all spaces are accessible.
- f) Consider flexible official plan provisions to also encourage flexible zoning. A general idea of this would be to allow for 'unconventional' mixed-use spaces such as live-work studios.
- g) Include policies that further protect heritage features found within settlement areas. Identify the intent and objectives of managing local heritage features.

# Natural Grey





# 1. TOURISM AND RECREATION

- a) Policies may explore emerging issues in tourism and recreation including the shared economy (i.e. Air BnB), new or emerging recreational activities, agri-tourism (see Cultivate Grey) and adventure sports.
- b) Continue to encourage growth and development that is compatible with the rural and urban landscapes. Ensure recreation and tourism opportunities can be sustained, grow and be developed.
- c) Continue with initiatives that promote improved health and wellbeing of Grey County residents and guests (e.g. Recreational Trails Master Plan).
- d) Provide policies that would allow for diversified facility options (i.e. accommodations, retail, food and drink) outside major urban areas.
- e) There should be a full range and equitable distribution of publically accessible built and natural settings for recreation.

## 2. PROTECTION OF ENVIRONMENTAL FEATURES AND SYSTEMS

- a) Include policies that encourage the minimization of adverse impacts to the natural environment.
- b) Update the adjacent lands setbacks for natural heritage features to 120 metres to reflect the changes to in the Natural Heritage Reference Manual 2010.
- c) Incorporate the findings of the Natural Heritage Systems Study, as appropriate.
- d) Include a Schedule C to show the core areas and linkages identified in the Natural Heritage System Study.
- e) Update Appendix B to show the changes to the natural heritage features including the addition of significant valley lands.
- f) Include wording making it clear that the boundaries of natural heritage features need to be determined through a detailed study.
- g) Municipalities are encouraged to carry out more detailed studies to refine the boundaries of our Natural Heritage System Study.
- h) Consider rezoning the areas identified as core areas to have either a holding provision, or if available, conditional zoning.
- i) Minimum requirements for an environmental impact study will be clarified.

### 3. CLIMATE CHANGE

- a) Include policies that support a reduction in greenhouse gas emission and adaptation to climate change.
- b) Include policies that encourage intensification in settlement areas.
- c) Include neighbourhood design policies that support transit and higher densities.
- d) Encourage green infrastructure and strengthen storm water management requirements.
- e) Implement the findings of the Closed Landfill Study and any detail landfill reviews completed by municipalities.
- f) Ensure compatibility of any new development proposed near active or closed landfill sites.

## 4. PARKS

- a) Include policies that support municipalities with parkland dedication and or cash in lieu of parkland.
- b) Update the maximum alternative rates for parkland from 1 hectare for 300 units to 1 hectare for 500 units.
- c) Include direction for consultation with school boards and, as appropriate the public, prior to adopting new/updated alternative parkland policies.
- d) Explore other parkland types focusing on adapting to the aging or multicultural populations, including accessible designs.
- e) Consider alternative options for parkland dedication through private ownership.
- f) Encourage facilities that can be designed for all users and that will encourage staying active.
- g) Allow flexibility in design to support a broad range of community activities.
- h) Provide efficient policy channels and/or protocols to make it easy for community organizations and the private sector to plan events and activities in spaces.

## 5. NIAGARA ESCARPEMENT PLAN

- a) Incorporate any necessary updates to the text within the Official Plan that may change site-specific amendments or add amendments as a result of the updates to the Niagara Escarpment Plan.

**Let us know if we have the right policy considerations or if there is something else we should consider.**

**Stay connected with Recolour Grey as the process continues.**

**Check our website regularly at [www.grey.ca/recolourgrey](http://www.grey.ca/recolourgrey),**

**Follow @RecolourGrey on Twitter,  
and like Recolour Grey on Facebook.**

**Any further questions or comments**

**Call 519-372-0219 x1232**

**Email [recolour@grey.ca](mailto:recolour@grey.ca)**

